

Article VI: RS- Residential Suburban District

SECTION 240-600. PURPOSE

The purpose of this district is to: provide a logical transition between higher density/intensity uses and the rural, low-density portions of the Township; allow a variety of housing types and design options that promote creative and responsive site design; and accommodate development at a density that can be supported by on-site sewer and water facilities. In addition, it is the intent of this district to achieve the applicable purposes and community development objectives of Article I.

SECTION 240-601. USE REGULATIONS

- A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:
1. Single-family detached dwelling.
 2. Agriculture, non-Intensive per § 240-402 and § 240-1903.
 3. Wood lot, arboretum or other conservation or passive recreation use.
 4. Timber harvesting per § 240-1802.G.
 5. Municipal use.
 6. Adaptive reuse of a historic resource for a business or professional office, personal service establishment, studio, antique shop, or use meeting the purpose of this district and subject to § 240-1602.
 7. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
 8. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
 - a. Sale of agricultural products, secondary agricultural use, agritourism, and agricultural warehousing per § 240-1903.
 - b. No-impact home-based business per § 240-1915.
 - c. Keeping of animals per § 240-2020.
 - d. Bed-and-breakfast per § 240-1905.
 - e. Accessory dwelling unit per § 240-1901.
 - f. Renewable energy system per § 240-1929.
- B. Uses permitted by special exception, when authorized by the Zoning Hearing Board:
1. Two-family dwelling (twin or duplex).
 2. Residential conversion per § 240-1930.
 2. Congregate care community on a minimum lot size of five (5) acres and per § 240-1925.
 3. Library per § 240-1912.
 4. Firehouse or other emergency service facility.
 5. Child or adult day-care center and with a maximum number of forty (40) children or adult clients.

6. Public stable on a minimum lot size of ten (10) acres.
 7. Public utility facility.
 8. Cemetery on a minimum lot size of ten (10) acres and per § 240-1907.
 9. Club or Lodge.
 10. Educational use on a minimum lot size of two (2) acres and per § 240-1911
 11. Religious use on a minimum lot size of two (2) acres.
 12. Public use, excluding active recreation, sanitary landfill, junkyard, salvage yard, and penal institution.
 13. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal special exception use permitted in this district shall be permitted by special exception, subject to applicable provisions for accessory uses in Article XIX.
 14. The following specific accessory uses shall in addition be permitted by special exception, subject to applicable:
 - a. Family day-care home per § 240-1915.
 - b. Home-based business per § 240-1915.
 - c. Cottage brewery, winery, or distillery, and like industry per § 240-1910.
- C. Uses permitted as a conditional use when authorized by the Board of Supervisors.
1. Health care related uses per § 240-1914.
 2. Open space design development per Article XVII.
 3. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal conditional use permitted in this district shall be permitted by conditional, subject to applicable provisions for accessory uses in Article XIX.

SECTION 240-602. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to lands within this district, except as otherwise indicated for a specific use.

- A. Minimum lot size per dwelling unit or use.
1. Single-family detached dwelling and other permitted uses, except as otherwise indicated: One and one-half (1.5) acres.
 2. Two-family dwelling (twin or duplex). One (1) acre per dwelling unit; two (2) acres per building structure.
- B. Minimum lot width.
1. Single-family detached dwelling and other permitted uses.
 - a. Lot width at building line: one-hundred-fifty (150) feet.
 - b. Lot width at street line: Fifty (50) feet.
 2. Two-family (twin/duplex).

- a. Lot width at building line: One-hundred (100) feet per dwelling unit; town-hundred (200) feet per structure.
 - b. Lot width at street line: Fifty (50) feet per dwelling unit; One-hundred (100) feet per structure.
- C. Minimum front yard setback depth: Fifty (50) feet.
- D. Minimum side yard setback width.
- 1. Individual yard: Twenty (20) feet.
 - 2. Aggregate of both side yards: Fifty (50) feet.
- E. Minimum rear yard setback depth: Thirty (30) feet.
- F. Maximum building coverage: Fifteen percent (15%).
- G. Maximum lot coverage: Twenty percent (20%).
- H. Minimum green space: Twenty percent (20%) except for open space design development and other uses where open space, recreation, or green space are required.
- I. Maximum building height: Thirty-five (35) feet.

SECTION 240-603. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.
- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.